



January 15, 2025

File No. 23063

Building, Planning and Development, Town of Grand Valley
5 Main Street North
Grand Valley, Ontario
L9W 5S6

Attn: Mark Kluge, MCIP, RPP
Town Planner

**Re: Sheldon Creek Developments, 40-60 Emma Street, Grand Valley
Zoning Bylaw Amendment – Revised Submission
Planning Justification Addendum Letter**

Dear Mr. Kluge,

GSP Group (“GSP”) has been retained by Sheldon Creek Developments Inc. (the “Owner”) to assist with a Zoning By-law Amendment for the property known municipally as 40-60 Emma Street, in Grand Valley, Ontario (the “Subject Site”). The Subject Site is legally described as PLAN 22A Block 5 Part of Lot 1 and PLAN 33A, Block 5, Lots 13, 14, and 15.

The Subject Site is approximately 3,212.0 square metres (0.32 ha) in area, with frontage of approximately 75.0 metres along Emma Street with a depth of approximately 50.0 metres. The Subject Site is currently vacant and sloped downwards toward Emma Street.

The Subject Site is generally surrounded by a mix of land uses, including residential, commercial, institutional, and light industrial uses. To the west and north are predominantly single-detached residential dwellings, with one Hydro One transformer station being directly to the north of the Subject Site. To the east of the Subject Site are a mixture of residential and non-residential buildings. The commercial core of Grand Valley is located within walking distance (roughly 250.0 metres) to the northeast of the Subject Site. To the south of the Subject Site is Barclay Trim and Mouldings, a small-scale business. One property beyond this business is the site of the recently approved “Emma Grand” development by Golden Canadian Homes Inc., which is a 3-storey, 23-unit mixed use development.

1.0 Background

The determination of the Proposed Development has been an iterative process. Initially, the Proposed Development included two blocks of on-street townhouses consisting of a total of 8 townhouse units. A pre-consultation was held with the Town of Grand Valley Planner where it was determined that an Official Plan Amendment would be required to redesignate from

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Downtown Commercial to Urban Residential to permit standalone residential uses. A Zoning By-law Amendment was also required to facilitate the development. A Planning Justification Report, prepared by GSP Group dated October 2023 was provided as part of the complete formal application.

Feedback received on the Proposed Development from the Town's Engineering Consultant resulted in the change from an 8-unit townhouse proposal to a 4-storey 18-unit apartment building to which a Planning Justification Addendum Letter was provided to the Town in June 2024 as the revised proposal included some additional specialized regulations to the Multiple Residential Zone proposed. No changes were made to the Official Plan Amendment request.

At the Council decision meeting on October 8th, 2024, Council decided to endorse the proposed Official Plan Amendment and approve the proposed Zoning By-law Amendment. However, they also expressed an interest in the developer exploring additional height and density.

On December 12, 2024, the County of Dufferin decided to approve the Official Plan Amendment which redesignated the Subject Property from Downtown Commercial to Urban Residential under the Town of Grand Valley Official Plan.

The Owner considered the Town Council's suggestion and decided to revisit the building design.

The new proposal now includes a 5-storey (18.24m), 24-unit apartment building. The building footprint, driveway and parking layout on the ground floor will remain the same. The density of the proposal is now 75 units per hectare whereas 50 units per hectare is typically required. No additional parking is provided resulting in a reduced parking ratio of 1.58 parking spaces per unit rather than 2 parking spaces per unit typically required.

The new proposal does not require further Official Plan Amendment. However, it does require a further amendment to the permitted height, density and parking ratio under the Town's Zoning By-law. As such, the Town has requested an additional Planning Justification Addendum Letter to address the changes to the plan, and provide planning justification for the new proposed amendments.

This Planning Addendum Letter is intended to address the changes to the proposed development concept and discuss justification for the new proposal. Additionally, the Provincial Planning Statement ("PPS") came into effect on October 20, 2024 which was not addressed in the 2023 Planning Justification and 2024 Planning Addendum Letter. New development shall be consistent with the new PPS. As such, this Planning Addendum Letter will evaluate the proposal's consistency with the PPS. This Planning Addendum Letter is intended to:

- Identify revisions to the Proposed Development through the revised conceptual Site Plan;
- To provide an overview of the relevant policies outlined in the Provincial Planning Statement (2024) and demonstrate how the proposal is consistent with the relevant policies;
- To provide an overview of the proposed Zoning By-law Amendment; and,

- To provide planning justification of the proposed Zoning By-law Amendment.

This Planning Addendum should be read in conjunction with previous reports prepared in support of development on the Subject Site. As well as with the following reports/drawings included with the resubmission and prepared in support of the Proposed Development:

- Updated Architectural Package, prepared by Khalsa Design Inc., dated December 30, 2024; and,
- Parking Justification Study, prepared by CGH Transportation, dated December 2024;

Further to the above submitted materials, a draft Zoning By-law Amendment has been included as **Attachment 1**.

2.0 Proposed Development

A revised Architectural Package, including Site Plan has been prepared in response to Council's suggestion to further increase height and density permissions which consists of a 5-storey, 24-unit apartment building. 38 parking spaces will be provided within 1 level of semi-underground parking, as well as surface parking spaces which will be accessed through 2 access points on Emma Street.

Stormwater Management

Stormwater management along Emma Street is currently serviced by a combination of ditches, inlets and culvert outlets which discharge to the William Street storm sewer to the south of the Subject Site. The storm sewer on William Street was upgraded in 2013-2014 to accommodate new development on the west end of Grand Valley (Thomas Field Homes' Mayberry Hill subdivision). A new curb, gutter and storm sewer system is proposed on Emma Street which will service the Proposed Development.

The Proposed Development will include a storm sewer system on the Subject Site that is designed to accommodate 100-year storm flows in part through an onsite super pipe. Stormwater will be directed to new sewers in the Emma Street right-of-way eventually discharging to the existing William Street storm sewer.

3.0 Planning Framework

A detailed analysis of the policy framework applying to the Proposed Development has been included in the 2023 Planning Justification Report. Due to the minor nature of the revised proposal, much of the planning rationale remains unchanged as it relates to the Dufferin County Official Plan and Grand Valley Official Plan. Included within this Planning Justification Addendum is policy response to the Provincial Planning Statement (2024), which was not effective at the time of the previous submission in June 2024. This section provides a high-level overview but should be read in conjunction with the Planning Justification Report originally submitted to the Town in 2023.

Provincial Planning Statement (2024) ("PPS")

The PPS provides policy direction on matters of provincial interest and guides growth and development in Ontario. The PPS supports land use planning that contributes to effective and efficient growth and development, long-term economic prosperity, and the well-being of residents.

The PPS is issued under Section 3 of the Planning Act, R.S.O. 1990, c.P.13 and was approved in Council No. 1099/2024 and came into effect on October 20, 2024. The PPS replaces the previous Provincial Policy Statement (2020) and Places to Grow – Growth Plan for the Greater Golden Horseshoe (2019).

The following provides a summary of the key PPS policy considerations for the Subject Site as well as justification for the Proposed Development in terms of these policies.

Planning for People and Homes

Section 2.1 of the PPS outlines the policies for planning for people and homes. *Policy 2.1.6* of the PPS states: *“Planning authorities should support the achievement of complete communities by:*

- a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; ...”*
- Response:** The Proposed Development consists of a 5-storey, 24-unit apartment building, which is currently not common within the surrounding neighbourhood. The Proposed Development will contribute to the achievement of complete communities, providing housing for potential patrons to the Downtown Commercial Core which is in close proximity to the Proposed Development.

Section 2.2 of the PPS outlines the policies for housing. *Policy 2.2.1* of the PPS states that: *“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

b) *permitting and facilitating:*

1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
- Response:** The Proposed Development consists of a 5-storey, 24-unit apartment building which is currently uncommon in the surrounding neighbourhood, providing a variety of housing forms to the surrounding neighbourhood and broader Town of Grand Valley.
2. *all types of residential intensification, including the development and redevelopment*
- Response:** The Proposed Development represents residential intensification, proposing a 5-storey, 24-unit apartment building on a

of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

property that is currently vacant. The Proposed Development represents the introduction of a new housing option which results in a net increase in residential units.

- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; ...”*

Response: The Proposed Development proposes a density of 75 units per hectare while efficiently using the Subject Site’s area to construct a 5-storey, 24-unit apartment building that is visually appealing and is compatible with surrounding adjacent residential uses. The Proposed Development will be fully service by municipal water services and sewage services, which have sufficient capacity to accommodate the Proposed Development.

Section 2.3.1 of the PPS outlines the general policies for settlement areas. Policy 2.3.1.1 of the PPS states that settlement areas shall be the focus of growth and development.

Response: The Subject Site is located within the Grand Valley Urban Settlement Area and within the delineated built-up area.

Policy 2.3.1.2 of the PPS states that: “Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *optimize existing and planned infrastructure and public service facilities; ...”*

Response: The Proposed Development efficiently uses the Subject Site’s land and resources, proposing a 5-storey, 24-unit apartment building with an efficient site layout while being visually appealing and fitting in and being compatible with the surrounding neighbourhood context (a). The Proposed Development will utilize existing municipal water services and sewage services, which have sufficient capacity to accommodate the Proposed Development (b).

Policy 2.3.1.3 of the PPS states that: “Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.”

Response: The Proposed Development represents residential intensification, proposing a 5-storey, 24-unit apartment building on a Site that is currently vacant. Apartment buildings are uncommon within the surrounding neighbourhood, and the Proposed Development will introduce a built form that contributes to a range and mix of housing options.

PPS Conclusion

The Zoning By-law Amendment is consistent with the PPS. The Proposed Development is compact in form, efficiently utilizes the Subject Site, is appropriately located, can be appropriately serviced, and will not result in harm to the natural environment or human health.

Provincial Policy Statement (2020) (“2020 PPS”)

The above-noted Provincial Planning Statement (2024), issued under Section 3 of the Planning Act, R.S.O. 1990, c.P.13, came into effect on October 20, 2024, replacing the Provincial Policy Statement (2020) and Places to Grow – Growth Plan for the Greater Golden Horseshoe (2019). With that being said, the revised Zoning By-law Amendment remains consistent with the policies outlined in the 2020 PPS.

Places to Grow – Growth Plan for the Greater Golden Horseshoe (2019) (“Growth Plan”)

The above-noted Provincial Planning Statement (2024), issued under Section 3 of the Planning Act, R.S.O. 1990, c.P.13, came into effect on October 20, 2024, replacing the Provincial Policy Statement (2020) and Places to Grow – Growth Plan for the Greater Golden Horseshoe (2019). With that being said, the Zoning By-law Amendment remains consistent with the policies outlined in the Growth Plan.

Dufferin County Official Plan (“DCOP”)

As previously discussed in the October 2023 Planning Justification Report, the Official Plan Amendment and Zoning By-law Amendment applications conform with the policy framework provided by the DCOP. The Subject Site is located within the Grand Valley Urban Settlement Area and within the delineated built-up area. The Proposed Development appropriately develops the Subject Site at a scale that is sensitive to the existing area. The new proposed Zoning By-law Amendment remains in conformity with the DCOP.

Town of Grand Valley Official Plan (“OP”)

As discussed above, Dufferin County approved Amendment No. 7 to the Official Plan for the Town of Grand Valley which redesignated the Subject Site from Downtown Commercial to Urban Residential.

The following objectives are provided for this designation:

- a. to provide for a range of housing forms to meet the varied needs of existing and future residents;*
- b. to ensure the rate of growth is appropriate for the settlement area;*
- c. to encourage urban design that is in keeping with the character of the existing village;*
- d. to create a compact urban area that can be serviced by municipal water and wastewater systems; and,*

e. *to encourage adequate supply of housing for vulnerable populations.*

Further, Section 5.3.4 provides the development policies for the Urban Residential designation, stating that: *“All new development within the Urban Residential designation shall be on municipal water and wastewater systems, in accordance with Section 6 [of the OP]”*

The Proposed Development implements the objectives of the Urban Residential designation and conforms to the development policy. The apartment units contribute to an underrepresented form of housing in the Town, which will maintain the character of the surrounding area. The Proposed Development is compact and will efficiently use municipal services.

The Zoning By-law Amendment conforms to the policy framework provided by the OP. The Proposed Development is situated on lands within the built-up area in a compact form and on municipal services. The Subject Site is located within the Intensification Area, further establishing the appropriateness of development for apartment residential uses.

4.0 Urban Design

Urban Design Built Form

The Proposed Development is a mid-rise apartment building that is centrally situated on the Subject Site. The development will include pedestrian and two driveway access points from Emma Street. A single-loading surface parking lot with 18 parking spaces will be located in the front yard, with an additional 4 surface parking spaces to the right side of the building. The remaining 16 parking spaces will be interior to the building in a parking garage. The front yard will have landscaping around the surface parking lot and to the left side of the building.

When viewed from the Emma Street frontage, the proposed apartment building is 5-storeys in height, while from the rear, it appears to be 4-storeys in height, adapting to the sloped nature of the Subject Site. The topography of the Site slopes up toward the rear lot line. The overall building massing takes on a linear rectangular form. Measuring 39.7 metres in length along the Emma Street frontage and 20.9 metres in width and a building footprint of 827.0 square metres. The interior parking will take advantage of the existing upward slope of the Subject Site, appearing at grade and require minimal ramping for access.

The proposed building is setback 15.3 metres from the property line on Emma Street. At the rear lot line of the Subject Property, the proposed building is setback 12.6 metres. A side yard setback of 3.8 metres and 14.1 metres are provided on the north and south property lines, respectively.

The architectural design proposed a contemporary expression, characterised by clean lines and a minimalist aesthetic, a mixture of materials and colours, flat rooflines, and an emphasis on functionality. There are no blank facades; all elevations are detailed with glazing, articulation and a mix of materials such as brick veneer, Hardie board, horizontal siding and stone veneer. Windows and openings are regularly spaced on all elevations while balconies are proposed for all units in the building. Vertical and horizontal building articulations are demonstrated through building projections and materiality. The building entrance as seen from Emma Street is clearly defined and emphasized and is highlighted by an overhead canopy and floor-to-ceiling glazed window and door openings. Steps are integrated into the

topography of the Site on the south side of the building to provide access to the shared amenity space provided on the rear side of the building.

The building steps back approximately 2.2 metres from the 2nd floor onwards, providing deeper balcony space for the 2nd level and a greater separation distance to the southern property line.

Parking

The surface parking area with 22 surface parking spaces including 2 barrier-free parking spaces is positioned in front of the building and the remaining parking spaces are contained within the 1st floor of the building with a parking garage entrance located on the northern side of the building. A total of 38 parking spaces are proposed for the Proposed Development. An amendment to the parking ratio permitted for the Subject Property is required and warranted a detailed review of the parking demand for Grand Valley for this building type. This study is discussed in detail on Section 6 of this letter.

Access, Circulation and Servicing

Pedestrian and vehicular access to the Site will be provided from 2 driveway entrance points off Emma Street. These driveways will also serve as emergency access and garbage collection routes for the Subject Site. All service areas (garbage, mechanical, and electrical) are within the building and will not be visible from Emma Street. There are two deep-well waste containers (Molok Bins) proposed on the northeast side of the building near the entrance of the parking garage.

Streetscape and Landscape Design

The landscape design will contribute to improvements to the Emma Street streetscaped and around the edges of the building – landscaping on the Subject Site is generally limited to such areas given the form and footprint of the building.

The landscape design will be integrated with the building design to ensure it does not obstruct building entrances. Landscaping will complement the existing streetscape, framing and delineating site driveway accesses through paving treatments and landscaping. To enhance the pedestrian experience, weather protection elements and strategically placed building overhangs and canopies will be incorporated across the Site. Soft landscaping and tree planting along the Subject Site's edges will be proposed to further enhance the street edge and conceal undesirable views, such as utility equipment and parking.

Water-efficient and drought-resistant landscaping including native planting materials, will be considered to promote sustainability. Retaining walls will be proposed along the building's perimeter, as indicated in the civil drawings.

Conclusion

The Proposed Development's placement, scale, massing and character are comparable to the previous June 2024 submission and are compatible with the surrounding character. The proposed building enhances the character of the Site, while still being respectful of the surrounding neighbourhood context. The design features an appropriate height and scale that defines the public realm with good proportions. The preliminary building elevations incorporate

horizontal and vertical articulation, including balconies, architectural projections, roofline projections, and variation of building materials and colours, adding visual interest and breaking down the apparent mass of the building. The architectural style is contemporary, which is characterized by clean lines and a minimalist aesthetic, a mixture of materials and colours, flat rooflines, and an emphasis on functionality with design cues taken from the surrounding neighbourhood.

In conclusion, the Proposed Development fits well within the surrounding context, offering a mid-rise built form that enhances the public realm and aligns with the area's characteristics, all while increasing local density and housing options.

5.0 Zoning By-law

The Subject Site is currently zoned Downtown Commercial ("CD") and CD(F)-3 in the Town of Grand Valley Zoning By-law. Council approved the Zoning By-law Amendment application to rezone from the CD and CD(F)-3 to Specialized Multiple Residential (RM-##) and Specialized Multiple Residential Floor Fringe (RM(F)-##) Zones on October 8th, 2024. However, the implementing By-law has not been passed due to the ongoing consideration for increased height and density.

The Specialized Multiple Residential Zone permits a wide range of residential uses including apartments. The specialized regulations that were approved by Council included a maximum building height of 13.5m and a maximum density of 57 units per hectare.

The Flood Fringe zone overlay indicates that certain site requirements must be met, including:

- i. the habitable floor space elevation of the dwelling unit shall be located above the regulatory flood level;*
- ii. all building openings shall be above the regulatory flood level, and shall be flood proofed;*
- iii. no basement shall be constructed;*
- iv. mechanical, electrical, and heating equipment shall be located above the regulatory flood level; and,*
- v. a permit shall be required in accordance with GRCA Reg. 150/06 for any development.*

Each of the above-noted Floor Fringe requirements continue to be met in the redesign of the Subject Site.

A Zoning By-law Amendment is required to facilitate the construction of the Proposed Development. It is proposed that the Subject Site will be rezoned to a Specialized Multiple Residential (RM-##) Zone and Specialized Multiple Residential Floor Fringe (RM(F)-##) Zones respectively. The following table outlines the provisions of this zone:

RM Zone Provision	Required	Provided
Min. Lot Area (Interior Lot)	0.02 hectares	0.32 hectares
Min. Lot Frontage (Interior Lot)	6 metres	75.6 metres
Min. Front Yard	7 metres	15.25 metres
Min. Interior Side Yard	1.2 metres	3.78 metres
Min. Rear Yard	6 metres	12.62 metres
Max. Lot Coverage	40%	25.78%
Max. Height	12 metres (13.5 metres previously approved by Council)	18.24 metres
Min. Landscaped Open Space	20%	36.81%
Max. Density	50 units/ha (57 units/ha previously approved by Council)	75 units/ha
General Regulations	Required	Provided
Parking Space Dimensions	3 metres x 6 metres	3 metres x 6 metres
Accessible Parking Space Dimensions	Type A: 3.4 metres x 6 metres Type B: 3 metres x 6 metres Aisle width: 1.5 metres	Type A: 3.4 metres x 6 metres Type B: 3 metres x 6 metres Aisle width: 1.5 metres
Number of Parking Spaces Required	2 spaces per unit (48 spaces)	1.58 spaces per unit (38 spaces)

6.0 Zoning By-law Amendment Rationale

A Zoning By-law Amendment to facilitate a zone change from the Downtown Commercial (DC) and Downtown Commercial Flood Fringe (DC(F)-3) to the Specialized Multiple Residential (RM-XX) Zone and Specialized Multiple Residential Flood Fringe Zone (RM-XX(F)-3) implements the approved Official Plan Amendment and Council's suggestion for increased height and density for the Subject Site. The RM zone is the only zone that permits apartments, and as such is the zone that implements the Proposed Development. The Proposed Development is compatible with the existing character of the surrounding area, which is one in transition. The proposed 5-storey apartment will act as a modest transition to the

surrounding approved 3-storey apartment and single detached homes nearby and will contribute towards the lack of apartment housing forms in the Town. The Flood Fringe (F) will be maintained where applicable. Specialized regulations are proposed to facilitate the development and are required for the following regulations:

1. Maximum building height of 18.24 metres, whereas 12.0 metres is permitted;
2. Maximum density of 75 units per hectare, whereas 50 units per hectare is permitted;
3. Permitting of 38 parking spaces or a ratio of 1.58 parking spaces per unit, whereas 48 spaces or 2 spaces per unit are required.

Maximum Building Height

The Revised Development includes a request for a specialized regulation to permit a maximum building height of 18.24 metres whereas the zone typically permits a building height of up to 12 metres. Height (of Buildings or Structures) is defined in Grand Valley's Zoning By-law as *"The vertical distance measured between the average natural or finished grade at the front of the building, and the highest point of the roof surface"*.

The request for increased height stems from a number of site-specific challenges and opportunities which can be overcome and taken advantage of by the increased building height. The grading of the Site has presented some challenges as it relates to the design of the building. As shown on the grading plan in the Servicing Brief previously submitted, the Site slopes from back to front approximately 10 metres and approximately 5 metres along the frontage of the Site. The increased building height allows the Proposed Development to work with existing grades while maintaining a functional apartment building.

16 parking spaces are proposed under the building. Covered parking spaces are typically preferred for residents. The covered parking allows for the building to work with the grading of the Site and maintain adequate window sizes for the residential units above.

Overall, the increase in building height still respects the scale of the surrounding neighbourhood including the homes abutting the rear of the Subject Site. The increased height results in a functional apartment building that respects existing neighboring grades, provides for covered parking, and facilitates the development of residential units close to the Commercial Core of Grand Valley. The increased building height is consistent with the policies of Grand Valley's Official Plan and the Provincial Planning Statement and will contribute to housing priorities of the Province, Dufferin County, and Town of Grand Valley.

Maximum Density

The increased density from 50 units per hectare to 75 unit per hectare represents a modest intensification of the land on a property that is near the Commercial Core of Grand Valley. The Proposed Development will introduce much needed housing stock to the Town in an area that will benefit from the increase in population. The Commercial Core relies on a strong customer base and increased density will contribute to the viability of the Commercial Core. The increased density is in line with the Official Plan's Growth Management policies in that it

exceeds the minimum of 44 units per hectare, respects existing neighbours, and is compatible with surrounding land uses.

The increase in density is consistent with the PPS and applicable policies of the DCOP and Grand Valley's Official Plan.

Decreased Parking Requirements

The Town of Grand Valley is a rural town in that it is relatively small in population and as such does not yet have a local public transportation system that would facilitate the option to move away from private car ownership. This makes it important to balance the realistic parking needs of future residents of new developments such as the Proposed Development. The Proposed Development includes a request to reduce the required parking ratio from 2 parking spaces per unit to 1.58 parking spaces per unit. A parking Justification Study was prepared by CGH Transportation, dated December 2024. The purpose of this study was to determine the parking demands of the Proposed Development and ensure that adequate parking is provided to serve the proposed land use. The Report is included as part of the formal submission and should be read in full. The conclusions of the Study are discussed below.

7.0 Supporting Studies

Parking Justification Study (December 2024)

A Parking Justification Study was prepared by CGH Transportation to examine the parking requirements of the Proposed Development. The parking study concluded the following:

- The parking requirements of the Grand Valley Zoning By-law are representative of a general residential parking rate and is overly conservative for apartment uses.
- The parking supply of the proposed development would meet the requirements of the Zoning Bylaws of other municipalities.
- Based on the ITE Parking Generation Manual 6th Edition, the subject site approximately meets the projected demand with a minimal deficiency of one parking space. More recent data from the last 10 years suggests that the subject site would meet the projected demand.
- Based on the proxy parking surveys, the parking at similar residential developments only requires a rate of up to 1.08 spaces per dwelling unit or 0.65 spaces per bedroom. At a rate of 1.08 per unit 26 parking spaces are required and at a rate of 0.65 spaces per bedroom 29 spaces are required, whereas 38 are provided for the proposed development.
- The average parking demand rate at the proxy sites is 0.99 spaces per unit or 0.61 spaces per bedroom.
- A minimum parking ratio of 1.5 spaces per unit including 1.25 spaces per unit for residents, and 0.25 spaces per unit for visitors, would meet the projected needs of the Proposed Development.

The full report including the study methodology, data, and results are within the full Parking Justification Study, provided as part of the full submission.

Servicing Brief (Existing)

The Servicing brief confirms that full and adequate municipal services can be made available and provided for the proposed development. This includes water, sanitary sewer and stormwater management on-site and by extending a municipal storm sewer to Emma Street. Sufficient water services and pressure will also be provided for fire suppression.

Erosion and sediment controls will be implemented during and post-construction to limit sediments entering the Grand River. Full vehicular access will be provided by two driveways to Emma Street and will be subject to the Town's standards and approval.

Environmental Noise (Existing)

The revised Environmental Noise Report by Jade Acoustics found that with appropriate exterior wall and window design, sound levels are predicted to fall within appropriate Town and Ministry noise criteria. Standard noise warning clauses would also be required for residents.

A detailed noise report will be required and prepared when a final site plan is submitted.

Geotechnical and Slope Stability (Existing)

The native soils and approved fill materials were considered to be suitable for backfilling for the proposed building. During construction, the subgrade should be sloped and ditched to a sump outside the building footprint for adequate dewatering and drainage. Once excavation occurs, the foundation formwork should occur immediately after to protect the founding soils.

The proposed slope on the site was determined to be stable from erosion using the proposed building construction methods (i.e. cast in place concrete) including retaining walls and the grading plan.

Environmental Site Assessment (Existing)

No revisions were made or required to the Phase 1 Environmental Site Assessment from the initial application submission.

8.0 Conclusion

GSP Group Inc. has been retained by Sheldon Creek Developments to coordinate and prepare the submission of a Planning Justification Addendum for a Zoning By-law Amendment for the property known municipally as 40-60 Emma Street in the Town of Grand Valley. The Zoning By-law Amendment is necessary to permit the development of a 5-storey, 24-unit apartment building.

This Planning Justification Addendum concludes that the revised Zoning By-law Amendment application is appropriate and represents good planning for the following reasons:

- It is consistent with the policies of the Provincial Planning Statement (2024);
- It conforms with the policies of the County of Dufferin Official Plan and Town of Grand Valley Official Plan;
- The Proposed Development will provide for the redevelopment of an under-utilized site within the built-up area of Grand Valley;
- The Subject Site can be fully serviced through proposed service connections to the existing sanitary and water networks;
- The technical work provided as part of this application indicate the Subject Site is suitable for safe development; and,
- Approval of the Subject Application will permit development that is appropriate and compatible with the surrounding context and contribute to the range of housing options available in the Town.

It is therefore our opinion that the revised Zoning By-law Amendment is appropriate, represents good planning, and should be approved.

Sincerely,
GSP Group Inc.

A handwritten signature in cursive script that reads "Lewington".

Charlotte Lewington, MCIP, RPP
Planner

Cc: Willem Wildeboer, Sheldon Creek Developments Inc.